076.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	760,400 / 760,400
					USE VALUE:	760,400 / 760,400
					ASSESSED:	760,400 / 760,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STEPANIS SAMUEL P & CAROL A
Owner 2:	
Owner 3:	
Street 1:	48 COLUMBIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,797 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Wood Shingle Exterior and 1926 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9797.000	260,700		499,700	760,400
Total Card	0.225	260,700		499,700	760,400
Total Parcel	0.225	260,700		499,700	760,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.81 | /Parcel: 394.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 48530

GIS Ref

GIS Ref

Insp Date 09/10/18

!6377!

PREVIOUS ASSESSMENT

Parcel ID 076.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	260,700	0	9,797.	499,700	760,400	760,400	Year End Roll	12/18/2019
2019	101	FV	210,600	0	9,797.	464,000	674,600	674,600	Year End Roll	1/3/2019
2018	101	FV	211,900	0	9,797.	464,000	675,900	675,900	Year End Roll	12/20/2017
2017	101	FV	211,900	0	9,797.	406,900	618,800	618,800	Year End Roll	1/3/2017
2016	101	FV	211,900	0	9,797.	371,200	583,100	583,100	Year End	1/4/2016
2015	101	FV	210,800	0	9,797.	328,400	539,200	539,200	Year End Roll	12/11/2014
2014	101	FV	210,800	0	9,797.	310,600	521,400	521,400	Year End Roll	12/16/2013
2013	101	FV	210,800	0	9,797.	295,600	506,400	506,400		12/13/2012

PRINT

Date	Time
12/10/20	21:09:53

LAST REV

Date	Time
09/28/18	10:06:44

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6377

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12061-33		8/24/1971		28,000	No	No		N

USER DEFINED

Prior Id # 1:	48530
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/26/2011	751	Re-Roof	7,900					
8/31/2009	796	Manual	8,500					
5/21/2007	359	Redo Kit	7,500					
9/7/2000	716	Alterati	20,000	O				BUILD 14X16 ADDITI

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2018	Meas/Inspect	BS	Barbara S
12/16/2008	Meas/Inspect	336	PATRIOT
10/18/1999	Meas/Inspect	256	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9797		Sq. Ft.	Site		0	70.	0.73	12									499,735						499,700	

Total AC/HA: 0.22491 | Total SF/SM: 9797 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 499,735 | Spl Credit | Total: 499,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	86176
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	320311
Depreciation:	59578
Depreciated Total:	260733

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB 1		

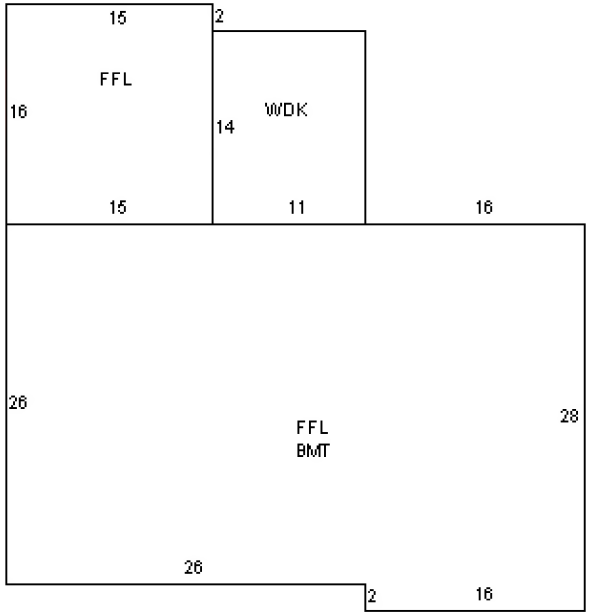
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	98.68
Final Total:	260700	Val/Su SzAd	191.13

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,364	128.240	174,916
BMT	Basement	1,124	50.970	57,295
WDK	Deck	154	12.490	1,924
	Net Sketched Area:	2,642	Total:	234,135
Size Ad	1364	Gross Are	2642	FinArea 1926

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 076.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8 X 10	A	AV	2007	0.00	T	9.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	